



37 Ashbourne Oval, Bradford, BD2 4DH

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

NO CHAIN - SEMI-DETACHED TRUE BUNGALOW - currently providing TWO BEDROOM (plus loft room) well presented accommodation. Clear potential to add more rooms – subject to necessary consents. This fine example is further enhanced by a DRIVE , GARAGE (restricted access) and gardens front and rear, the living room is located at the rear to best enjoy views over and access to the garden. Forming part of this ever popular part of BD2, offering access to many amenities in and around Bolton Junction and Five Lane Ends - along with access to the City Centre. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £160,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Useful store closet

LIVING ROOM 15'9" x 10'3" (4.8m x 3.12m)

Located at the rear with glazed patio door leading to rear garden

KITCHEN 9'4" x 7'6" (2.84m x 2.29m)

Selection of modern wall and base units , work tops , sink unit , built in oven, hob and extractor , plumbed for washing machine - useful store pantry and store closet

LOST SPACE Access via fixed ladder - fully boarded and decorated with Velux window and radiator

BEDROOM 1 10'9" x 10'9" (3.28m x 3.28m)

BEDROOM 2 9'9" x 9'4" (2.97m x 2.84m)

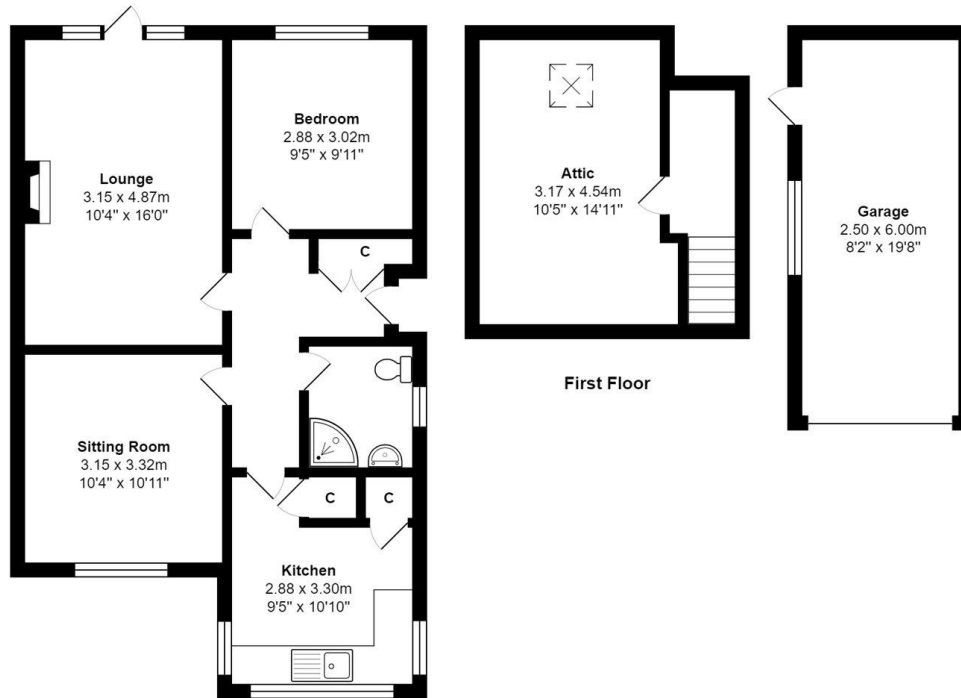
SHOWER ROOM Shower cubicle, wash basin and WC fully tiled walls

OUTSIDE Drive to garage, pleasant gardens front and rear

SWIFT MOVE This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor

First Floor

Total Area: 89.2 m² ... 960 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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